



# Higham Estate Agents



## 46 Hertford Drive

, Tyldesley, M29 8LU

**£200,000**

HIGHAM ESTATE AGENTS are thrilled to present a two-bedroom semi-detached bungalow located on a spacious corner plot. This property features generous outdoor space at the front, side, and rear, along with ample internal space, including two double bedrooms, a comfortable sitting room, a modern shower room, and a stylish kitchen diner. Conveniently situated within close proximity to the town center, amenities, and transport links, this home is offered with NO ONWARD CHAIN.

- Large Corner Plot
- Front, Side & Rear Gardens with Driveway
- Two Double Bedrooms
- Modern Shower Room
- Spacious Kitchen Dining Room
- No Onward Chain
- See Description for Tenure Details

### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



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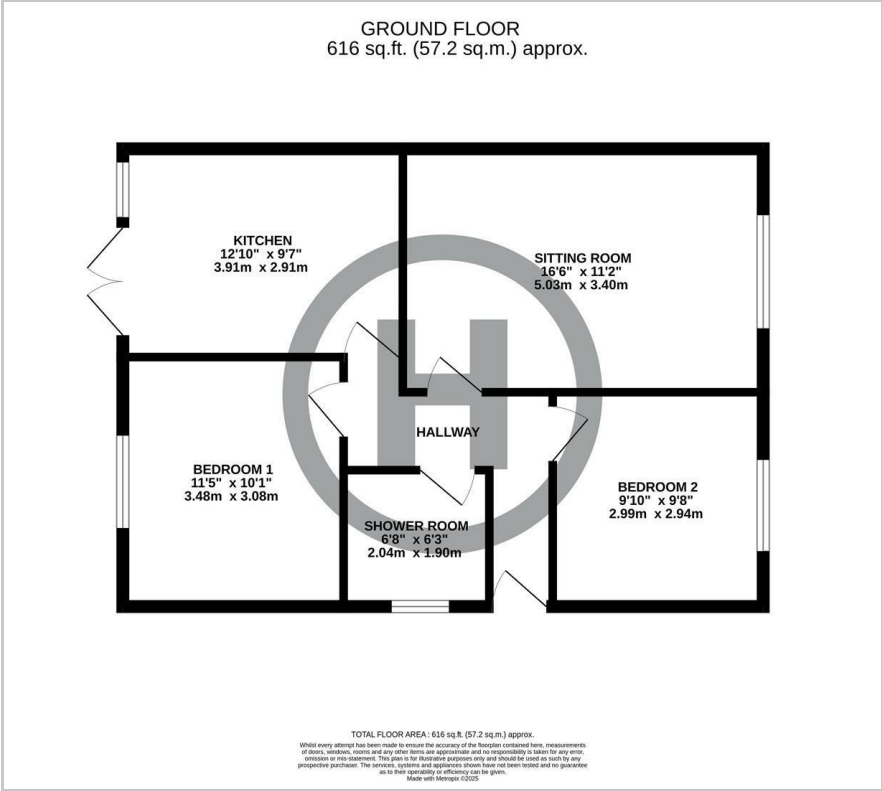


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Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



**Property Description**  
Access to the property is through a side door that leads into a generous hallway, which features doors to all internal rooms. At the front of the property, the large sitting room showcases a half bay window, a charming fireplace, and contemporary flooring. The kitchen diner, located at the back, has patio doors that open into the enclosed rear garden. It offers a variety of wall and base units, some built-in appliances, attractive work surfaces, splashback tiles, and a roomy dining area. The larger of the two bedrooms is located at the back, featuring a rear-facing window and fully fitted wardrobes that offer plenty of storage. The second bedroom, which is double-sized, is positioned at the front of the property and includes a front-facing window. Completing the interior is a contemporary shower room, equipped with a WC, sink, and a walk-in shower featuring dual shower heads. Additional highlights include a chrome heated towel rail, a side-facing window, and stylish wall and floor tiling. The exterior of the property truly delivers a remarkable wow factor. At the front, you'll find a beautifully maintained lawn adorned with decorative shrubs, alongside a spacious driveway accessible through double gates that leads to a side access door. The side garden is quite impressive, featuring a large, well-kept lawn. At the rear of the property, there is a block-paved yard, which is enclosed and includes access to a brick-built storage shed as well as a wooden gate that opens into the side garden. The property showcases traditional construction, UPVC double glazing, gas central heating, loft access, and is linked to all main services. Please note the property awaits first registration, we are lead to believe it is leasehold on a 999 year lease from 1938 with an annual ground rent payment of £20. Additionally, please be aware that the property is currently subject to the granting of probate, which is in progress.

**Additional Information**  
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents. Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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